

A G E N D A



Recommendation for Council Action (CCO)

Austin City Council		Item ID:	71843	Agenda Number	13.
Meeting Date:	June 22, 2017				
Department:	Capital Contracting Office				
Subject					
Authorize the use of the design-build procurement method in accordance with Texas Government Code Chapter 2269 for design and construction services for the Austin Convention Center warehouse and marshalling yard.					
Amount and Source of Funding					
A Recommendation for Council Action with the not to exceed contract amount for the resultant contract will be presented to Council once the selection of the top-ranked firm has been completed.					
Fiscal Note					
A fiscal note is not required.					
Purchasing Language:	This request is for Council to authorize the use of the Design-Build method; therefore no solicitation has yet been initiated.				
Prior Council Action:	April 20, 2017 –Council approved the purchase of 41.167 acres for the project Austin Convention Center Warehouse and Marshalling Yard.				
For More Information:	Inquiries should be directed to the City Manager’s Agenda Office, at 512-974-2991 or AgendaOffice@ austintexas.gov. NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749 or Garrett Cox, 512-974-9423.				
Boards and Commission Action:					
Related Items:					
MBE / WBE:	MBE /WBE goals will be established prior to issuance of this solicitation.				

Additional Backup Information

State Statute governs construction procurement for municipalities. The standard method of contracting used for construction services is competitive bidding where the contract is awarded to the lowest responsible bidder. Texas Government Code Chapter 2269 allows for methodologies alternate to low bidding method which may provide the best value to the municipality. These alternate methodologies include: Competitive Sealed proposals, Construction Manager-at-Risk, Design-Build, and Job Order Contracting. Texas Local Government Code Section 252.022(d) allows the City to adopt and use an alternative method such as Design-Build under Chapter 2269 of the Texas Government Code if such a method provides a better value for the City.

The project will consist of two continuous phases: design of the facility and building of the facility. The Design-Build method is the most effective delivery method for meeting schedule constraints within the project budget as each phase of design and construction services is carefully negotiated. Design-build is a method of construction procurement under which design and construction services are contracted through one entity, either a joint venture between a design consultant and a constructor or from a single entity with both capabilities.

A Design-Build firm will be selected by a City-staffed evaluation panel that will evaluate and score proposals based on published evaluation criteria to determine the highest ranked proposer. As set forth in Government Code 2269, the City of Austin will select a Design-Build firm that will provide the "best value" to the City as established through a two-step qualifications-based selection process.

The Austin Convention Center hosts over 300 events per year at two locations: the Austin Convention Center in downtown Austin and the Palmer Events Center adjacent to Lady Bird Lake. The existing Austin Convention Center marshalling and loading yard accessible through Red River Street is proving increasingly inadequate due to the intensified activity with the new Fairmont Hotel currently under construction at the North East corner of Cesar Chavez and Red River streets and the high number of events, festivals and construction projects requesting road closures in Downtown Austin. The City of Austin Convention Center Department currently manages the queuing and staging area for truck traffic awaiting access to the facility by idling the trucks on Red River St. The added complexity of managing truck and vehicular traffic on Red River Street while staging move-in and move-out of events, and the limited area currently available at the Austin Convention Center yard, prompted the Austin Convention Center Department to look for a more feasible alternative to conduct event logistics and optimize the operations and public safety in this area of downtown.

The proposed Warehouse and Marshalling Yard entails the planned construction of an approximately 30,000 gross square foot mixed use building containing warehouse and office space, the construction of truck and passenger vehicle parking, Americans with Disabilities Act accessible routes, coordination with adjacent property owners, and connections to existing utilities.

This item is not time sensitive, however a delay in authorizing the use of this method would mean a delay to the issuance of this solicitation.

This solicitation and evaluation process is approximately eight months.